

PEACOCK RANCH

COLORADO SPRINGS, CO

LAND USE PLAN

GENERAL NOTES

- PARK LAND DEDICATION IS TO BE MET BY FEES IN LIEU OF LAND DEDICATION.
- SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
- IMPROVEMENTS TO THE COTTONWOOD CREEK TRIBUTARY CHANNEL, WHICH FLOWS FROM NORTH TO SOUTH ALONG THE WESTERNMOST SIDE OF PEACOCK RANCH, SHALL BE DESIGNED AND CONSTRUCTED, OR ASSURANCES FOR SAID IMPROVEMENTS SHALL BE POSTED WITH THE CITY, BY THE OWNER/DEVELOPER, PRIOR TO BUILDING PERMIT ISSUANCE FOR ANY DEVELOPMENTS IN PEACOCK RANCH. THE CHANNEL IMPROVEMENTS SHALL BE CONSTRUCTED AND ACCEPTED BY THE CITY PRIOR TO CERTIFICATE OF OCCUPANCY RELEASE. THE CHANNEL IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH CURRENT DRAINAGE CRITERIA MANUAL AND DBPS REQUIREMENTS AND SHALL BE PRIVATELY OWNED AND MAINTAINED.
- ALL GREEN SPACE, OPEN SPACE, AND TRACTS WILL BE MAINTAINED BY THE METRO DISTRICT.
- THE EXTENT OF PUBLIC IMPROVEMENTS ALONG TUTT BLVD, INCLUDING CURB & GUTTER, CONCRETE DRIVEWAY APRON, SIDEWALK, AND PEDESTRIAN RAMPS WILL BE DETERMINED WHEN DEVELOPMENT PLANS ARE SUBMITTED .
- PRIOR TO ANY DEVELOPMENT, A DEVELOPMENT PLAN MUST BE SUBMITTED AND APPROVED.
- THE IMPERVIOUS SURFACE COVERAGE OF THE OUTER STREAMSIDE BUFFER WILL BE CALCULATED BASED ON THE FULL BUFFER AREA AS IT AFFECTS THIS PROPERTY. AREAS WITHIN THE OUTER BUFFER AREA WITH THE POTENTIAL FOR IMPERVIOUS IMPROVEMENTS WILL BE DELINEATED ON THE FUTURE DEVELOPMENT PLAN AND UNDER THE IMPERVIOUS SURFACE ALLOWANCE.
- AT THE REQUEST OF SCHOOL DISTRICT 20, SCHOOL SITE DEDICATIONS ARE TO BE MET BY FEES IN LIEU OF LAND DEDICATION.
- PER THE PLANNING MANAGER, THE PROPERTIES TO THE WEST OF PEACOCK RANCH THAT ARE ADJACENT TO THE PORTIONS OF LAND CONTAINED WITHIN THE STREAMSIDE OVERLAY SHALL NOT BE SUBJECT TO THE STREAMSIDE OVERLAY.
- TUTT BLVD. IS TO CONSIST OF 100 FEET OF R.O.W. AND TWO 5-FOOT EASEMENTS AT FULL BUILD OUT.
- THE DEVELOPER WILL BE RESPONSIBLE FOR CONSTRUCTING THE WESTERN REMAINDER OF TUTT BLVD DIRECTLY ADJACENT TO THE SITE TO COMPLETE THE FIVE-LANE CITY STANDARD FOR MINOR ARTERIALS.
- THE DETAILS OF THE SIGNING AND STRIPING OF THE FUTURE PUBLIC ROADWAY IMPROVEMENTS WILL BE ADDRESSED DURING THE CONSTRUCTION PLANS REVIEW.
- ALL INTERNAL STREETS ARE TO BE PUBLIC AND WILL BE CONSTRUCTED TO THE FULL CITY STANDARDS.
- FINAL RESIDENTIAL DENSITIES TO BE DETERMINED AT TIME OF DEVELOPMENT PLAN APPLICATION REVIEW.
- THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE . THE APPLICANT HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER(S) IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.
- IMPROVEMENTS TO THE COTTONWOOD CREEK CHANNEL, WHICH FLOWS EAST TO WEST ALONG THE SOUTHERNMOST PROPERTY LINE OF PEACOCK RANCH, SHALL RECEIVE FINAL DESIGN APPROVAL OF CHANNEL IMPROVEMENTS, PRIOR TO BUILDING PERMIT ISSUANCE FOR AN DEVELOPMENTS IN PEACOCK RANCH. THE CHANNEL IMPROVEMENTS SHALL BE CONSTRUCTED AND RECEIVE PRELIMINARY ACCEPTANCE BY THE CITY PRIOR TO CERTIFICATE OF OCCUPANCY RELEASE. THE CHANNEL IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH CURRENT DRAINAGE CRITERIA MANUAL AND DBPS REQUIREMENTS AND SHALL BE PRIVATELY OWNED AND MAINTAINED.

STORMWATER NOTES

- THIS PROPERTY IS SUBJECT TO ALL STORMWATER CRITERIA INCLUDING BUT NOT LIMITED TO GRADING AND EROSION CONTROL, WATER QUALITY, AND CHANNEL STABILIZATION REQUIREMENTS.
- FULL SPECTRUM DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT.

GEOHAZARD NOTES

- THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY _____, DATED _____, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THE PROPERTY: (____EROSION AND EXPANSIVE BEDROCK____). A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE _____ OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

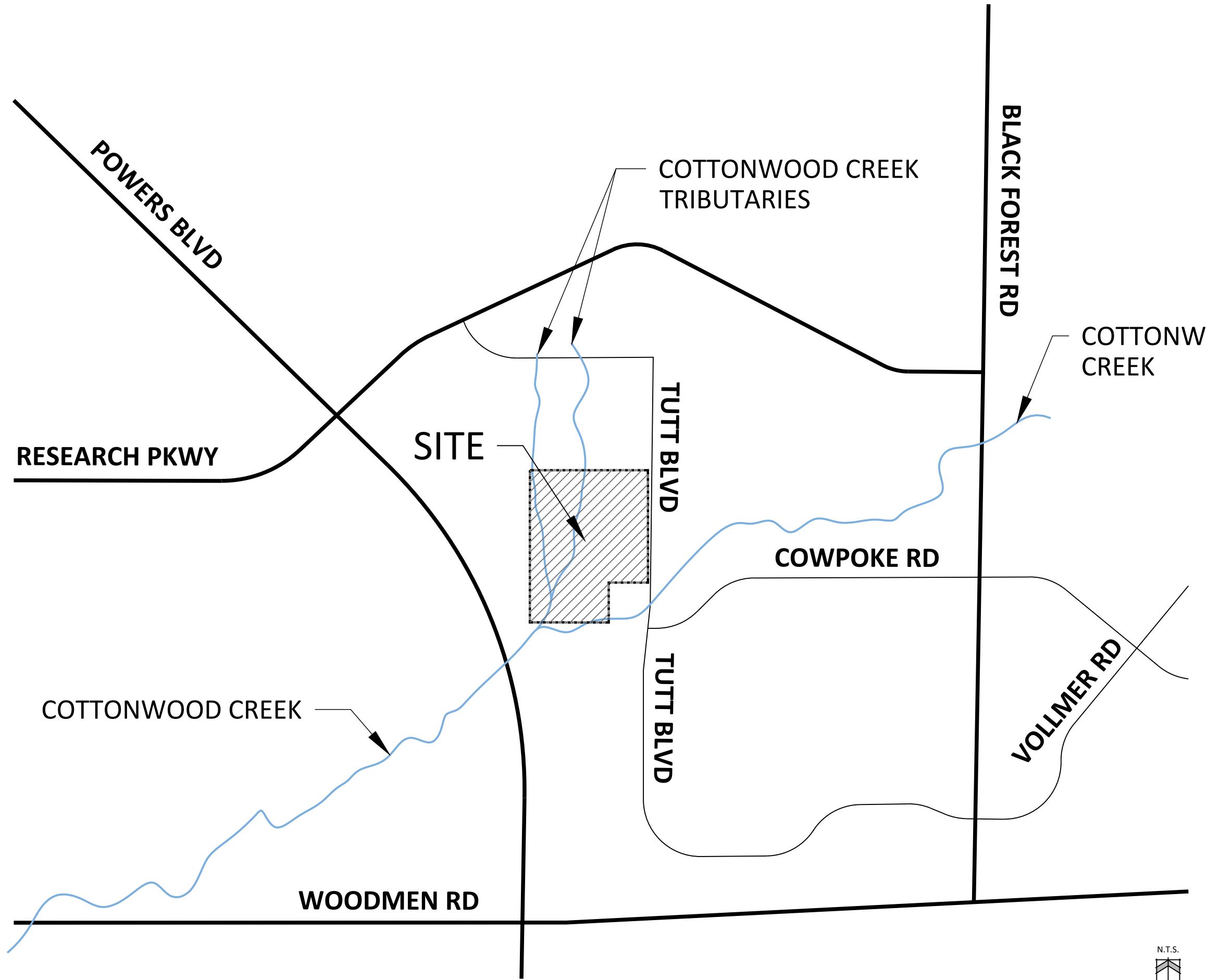
FEMA NOTE

- FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0528G AND 08041C0529G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN)

AVIGATION NOTES

- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.

KEY MAP



SITE DATA

TAX SCHEDULE NUMBER :	5306000002, 5306000052	DEVELOPMENT STANDARDS	
TOTAL AREA:	50.162 AC	MIN. LOT SIZE:	2,000 SF
DRAINAGE BASIN:	COTTONWOOD CREEK DRAINAGE BASIN	MIN. LOT WIDTH	25'
CURRENT ZONE:	RR-5, CAD-O (EL PASO COUNTY)	MAX. LOT COVERAGE:	--
PROPOSED ZONE:	R-FLEX LOW, AP-O, SS-O	FRONT (RES. STRUCTURES EXCEPT GARAGES):	10'
ORDINANCE NO.:	--	FRONT (STREET-LOADED GARAGES):	20' (FROM BACK OF SIDEWALK)
PROPOSED USE:	RESIDENTIAL	SIDE (INTERIOR):	1' MIN., 6' COMBINED BOTH SIDES, 0' IF ATTACHED
		SIDE (CORNER LOT)	15'
		REAR:	10'
		MAX. DENSITY:	≤ 6 DU/AC
		MAX. BUILDING HEIGHT	35'
LANDSCAPE SETBACKS			
EAST (TUTT BLVD):	20'		

LEGAL DESCRIPTION

THOSE PARCELS OF LAND BEING PORTIONS OF THE WEST HALF OF THE NORTHWEST QUARTER (W 1/2 NW 1/4) SECTION 6, T13S, R66W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO:

BEGINNING AT THE SECTION CORNER COMMON TO SECTION 1, T13S, R66W, SECTION 6, T13S, R65W, SECTION 31, T12S, R65W, AND SECTION 36, T12S, R66W;

THENCE N89°17'26"E ALONG THE NORTH LINE OF AFORESAID WEST HALF OF THE NORTHWEST QUARTER (W 1/2 NW 1/4) SECTION 6 A DISTANCE OF 1,397.22 FEET TO THE WEST RIGHT-OF-WAY LINE OF TUTT BOULEVARD;
THENCE S00°19'29"W ALONG SAID RIGHT-OF WAY LINE A DISTANCE OF 1,141.04 FEET;
THENCE S88°42'13"W A DISTANCE OF 450.13 FEET;
THENCE S00°15'07"W A DISTANCE OF 161.79 FEET;
THENCE N89°46'56"W A DISTANCE OF 13.68 FEET;
THENCE S00°20'54"W A DISTANCE OF 472.12 FEET TO THE NORTH LINE OF TRACT A, "POWERWOOD SUBDIVISION FILING NO. 2" RECORDED UNDER RECEPTION NO. 219714437 IN THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE S88°42'22"W ALONG THE NORTH LINE THEREOF, 919.73 FEET TO THE SECTION LINE COMMON TO AFORESAID SECTIONS 1 AND 6;
THENCE N00°07'26"W ALONG SAID SECTION LINE A DISTANCE OF 1,788.52 FEET TO THE POINT OF BEGINNING.

SAID PARCELS CONTAINING A CALCULATED AREA OF 2,185,073 SQUARE FEET (50.162 ACRES, MORE OR LESS).

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, T13S, R65W, THE SECTION CORNER COMMON TO SECTION 1, T13S, R66W, SECTION 6, T13S, R65W, SECTION 31, T12S, R65W, AND SECTION 36, T12S, R66W, MONUMENTED BY A FOUND 3.25" ALUMINUM CAP STAMPED "SURVEY MONUMENT" DO NOT DISTURB ~ T12S ~ R66W R65W ~ S36 S31 ~ S1 S6 ~ L NICHOLS ~ PLS 10956 ~ 1984 ~ ORR/NICHOLS & ASSOCIATES" ON A NO. 6 REBAR, FROM WENCE THE WEST 16TH/ CORNER COMMON TO AFORESAID SECTION 6, T13S, R65W AND SECTION 31, T12S, R65W MONUMENTED BY A FOUND 3.25" ALUMINUM CAP STAMPED "ROCKWELL CONSULTING ~ W 1/16 S31/S56 ~ 2017 ~ PLS 19586" ON A NO. 6 REBAR BEARS N89°17'26"E A DISTANCE OF 1,397.22 U.S. SURVEY FEET.

PROJECT TEAM

OWNER / DEVELOPER:	PEACOCK RANCH LLC 20 BOULDER CRESCENT ST COLORADO SPRINGS, CO 80903	APPLICANT:	N.E.S. INC. 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, CO 80903
		CIVIL:	ALL TERRAIN ENGINEERING COLORADO SPRINGS, CO

SHEET INDEX

NUMBER	DESCRIPTION
1	COVER SHEET
2	LAND USE PLAN
3	LAND SUITABILITY ANALYSIS



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

PEACOCK RANCH

LAND USE PLAN

TUTT BLVD
COLORADO SPRINGS, CO

PROJECT INFO

DATE: 08/18/2026
PROJECT MGR: A. ODOM
PREPARED BY: A. NETTER

STAMP

ENTITLEMENT

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

SHEET DESCRIPTION

COVER

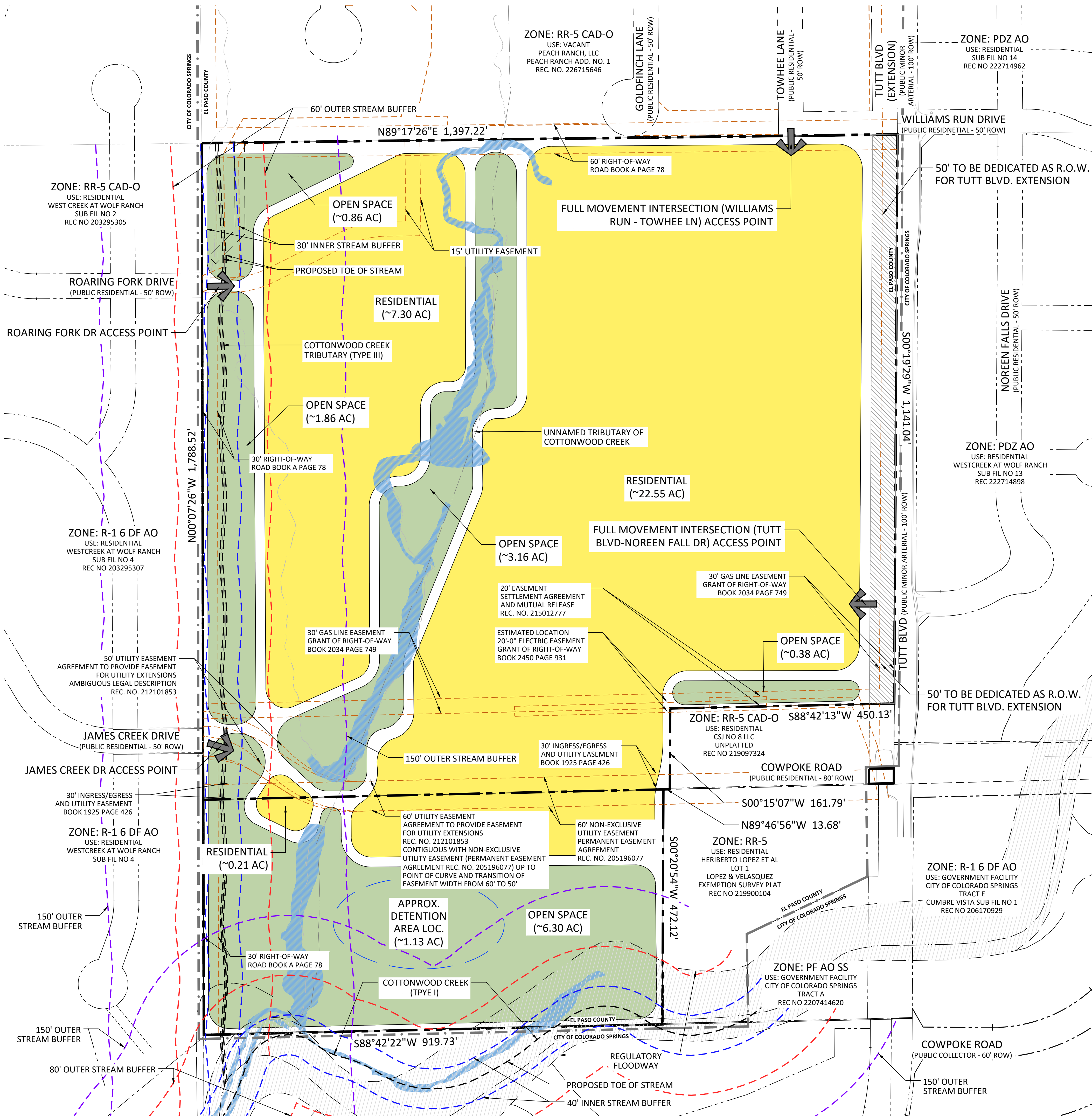
1

1 OF 3

PLAN FILE #

CPC #

P:\Morley\Peacock Ranch South\Drawings\Planning\Map\2026-06-29_LUP.dwg [LUP] 8/18/2026 10:07:11 AM andr



LINE TYPE LEGEND

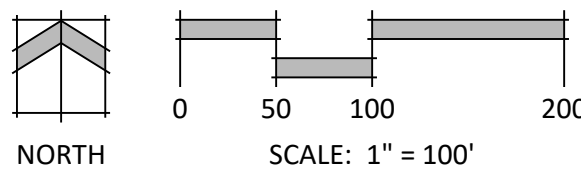
- SUBJECT PROPERTY
- RIGHT-OF-WAY (R.O.W.)
- EXISTING HYDROLOGY
- PROPOSED HYDROLOGICAL REALIGNMENT
- EASEMENT
- STREAMSIDE BUFFERS
- MUNICIPAL JURISDICTION BOUNDARY
- APPROX. AREA FOR R.O.W. DEDICATION
- FEMA DESIGNATED FLOODWAY
- WETLANDS
- ACCESS POINT

LAND USE

- RESIDENTIAL - LOW
30.060 ACRES
- OPEN SPACE / DETENTION AREA
12.560 ACRES - OPEN SPACE
1.130 ACRES - DETENTION AREA
13.690 ACRES TOTAL

APPROXIMATE R.O.W. AREA
6.412 AC TOTAL

TOTAL SITE AREA
50.162 AC TOTAL



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LAND USE PLAN

TUTT BLVD
COLORADO SPRINGS, CO

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ENTITLEMENT

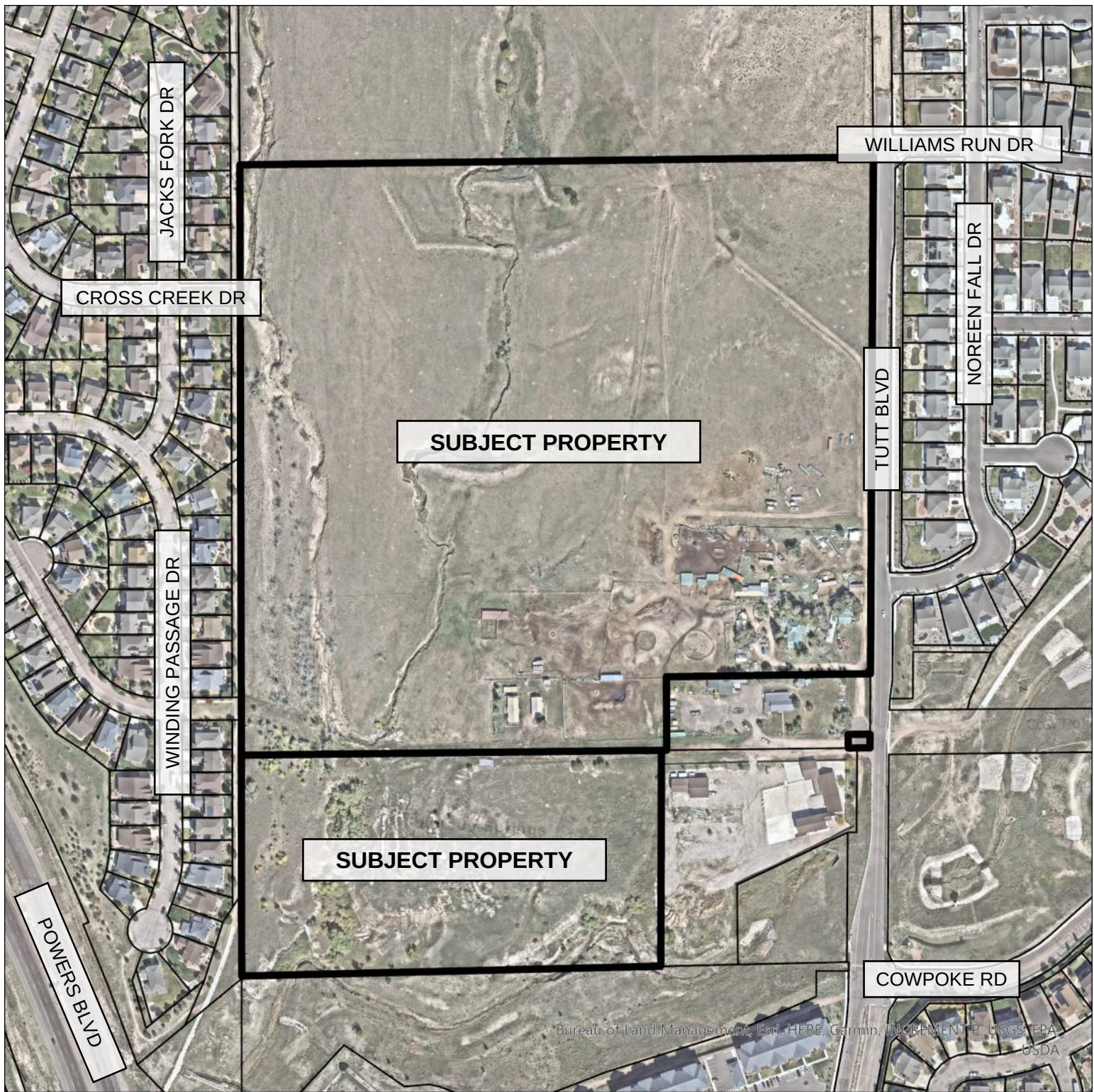
DATE: BY: DESCRIPTION:

PEACOCK SOUTH LAND USE PLAN

2

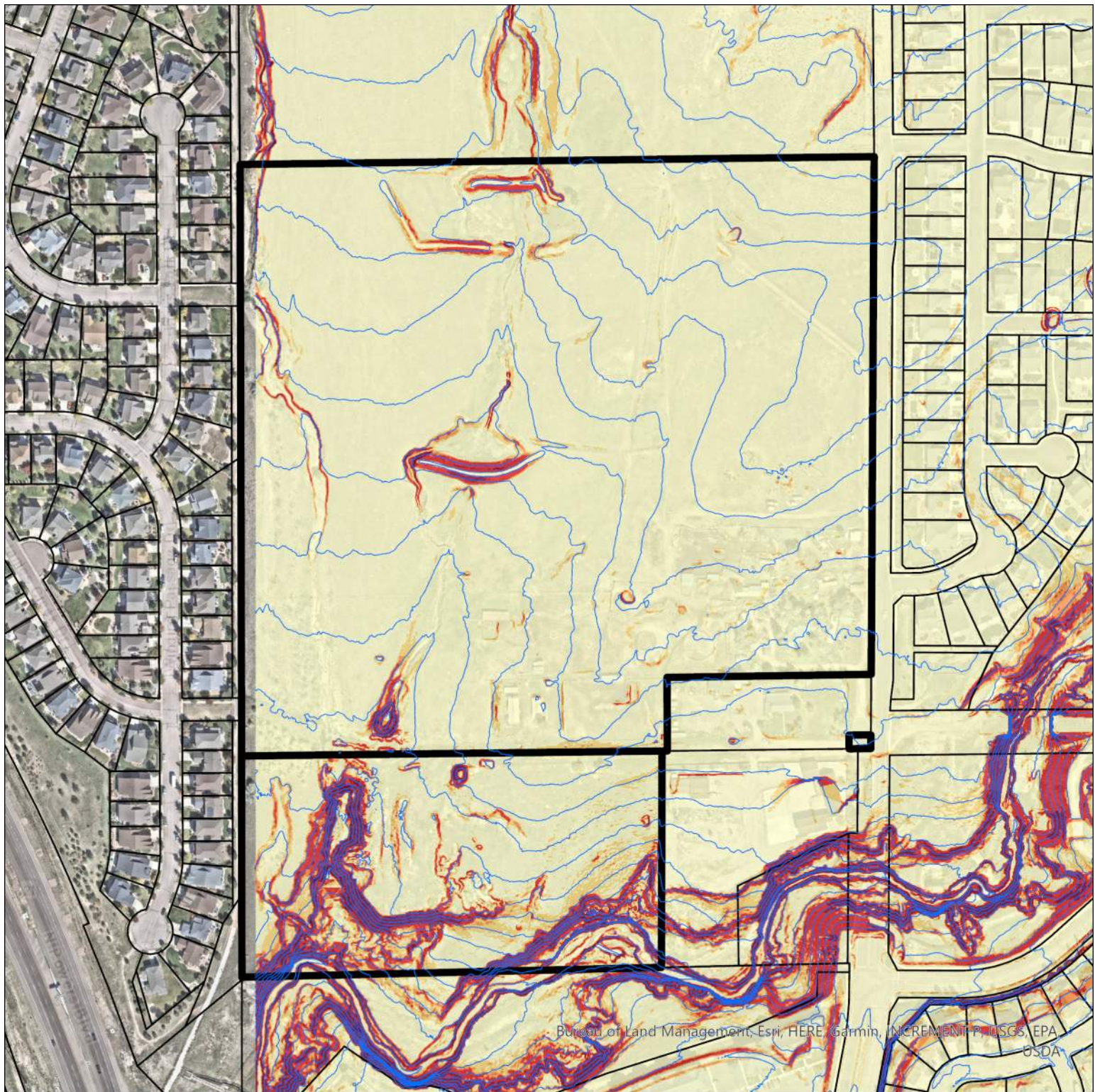
2 OF 3

CPC #



OVERALL

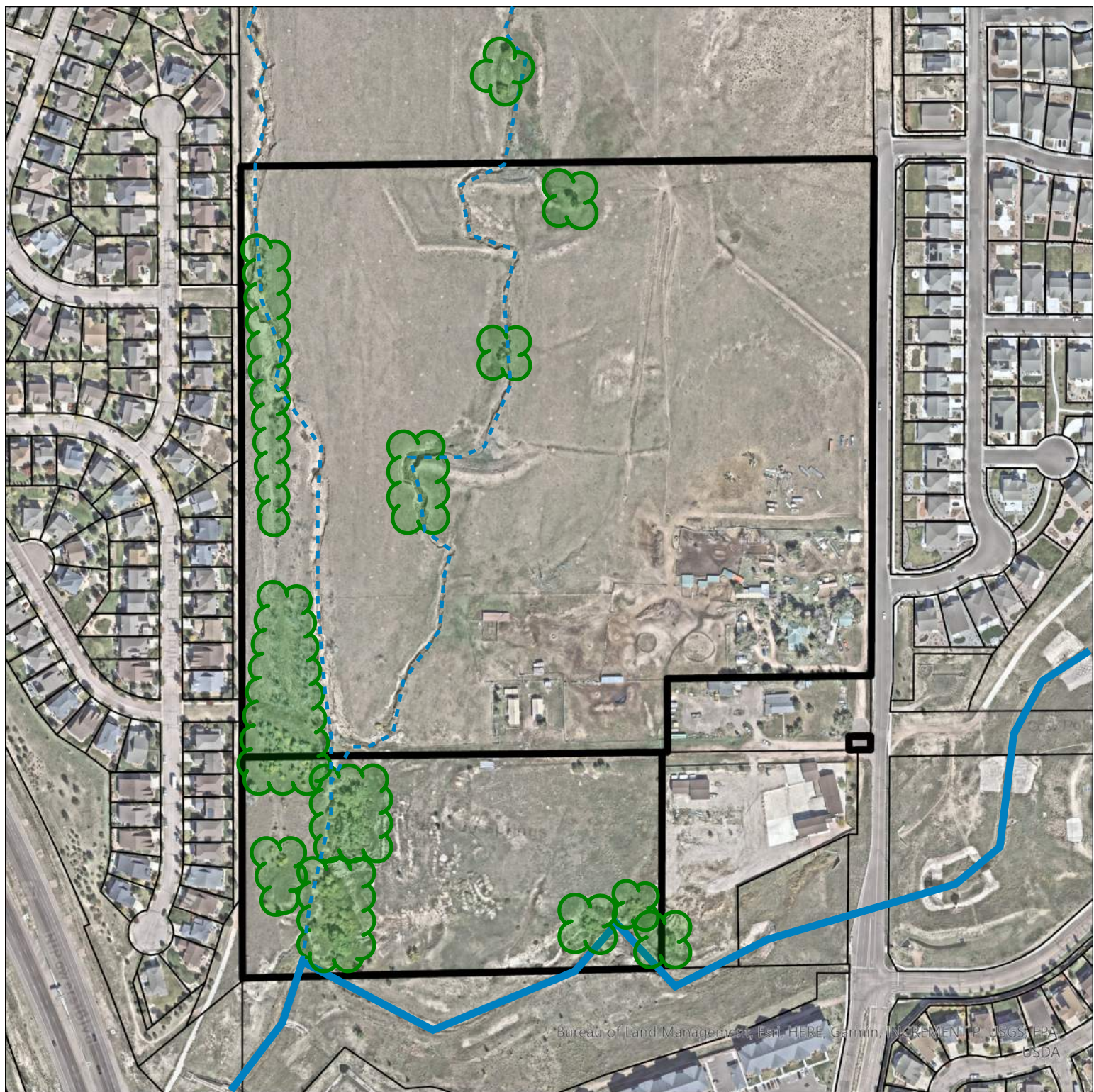
Aerial map of subject property, existing property lines (sources: El Paso County), surrounding street context names, February 2026 aerial imagery (source: Nearmap)



SLOPE ANALYSIS

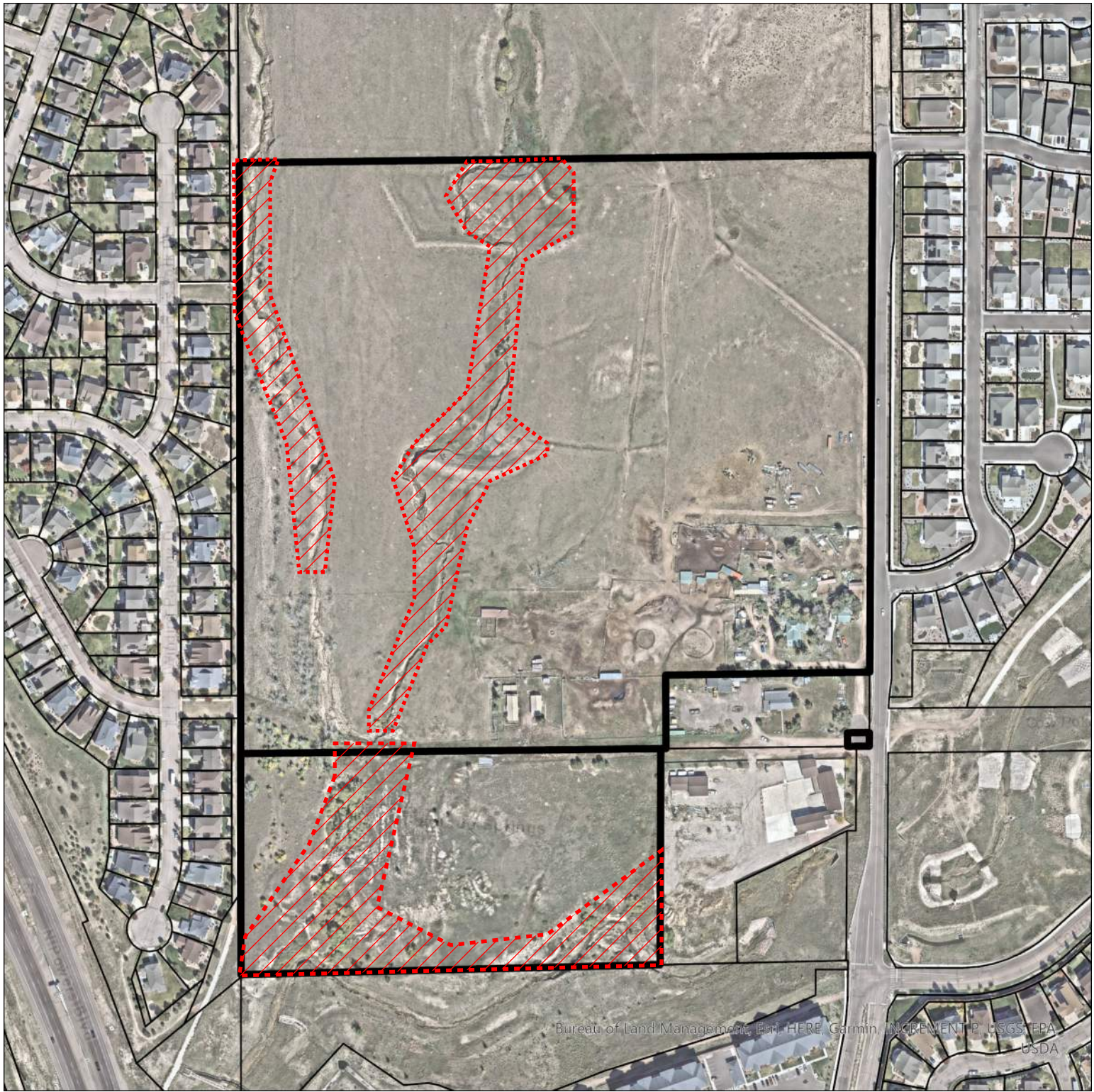
Slope profile and 5' contour intervals generated via LIDAR data / imagery (source: State of Colorado, Governor's Office of Information Technology OIT GIS, team.https://registry.opendata.aws/colorado-imagery)

- < 8%
- 8 - 12%
- 12 - 15%
- 15 - 25%
- > 25%



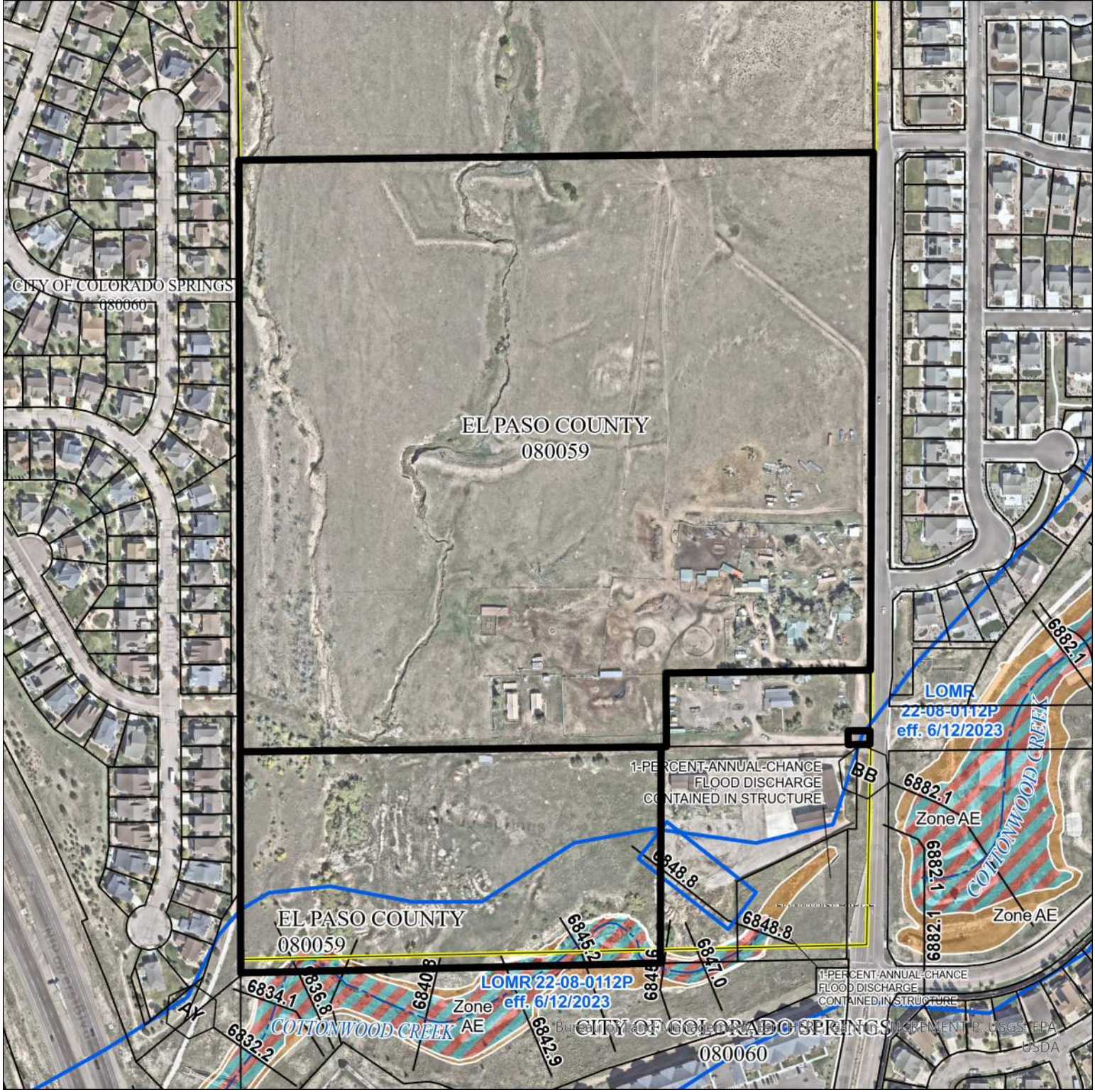
VEGETATION

- Vegetated areas (trees and shrubs)
- Cottonwood Creek
- Cottonwood Creek tributary



COMPOSITE

- Areas with development constraints



FEMA FLOOD HAZARD AREAS

FEMA's National Flood Hazard Layer (source: FEMA, U.S. Department of Homeland Security, https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd)

- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard (500-yr floodplain)



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LAND SUITABILITY ANALYSIS

3
3 OF 3

CPC #